



**\$2,450,000**

## **452 NE 39TH ST MIAMI FL 33137**

<https://miamiluxuryhomes.org>

Rare Upper Eastside-Magnolia Park Estate. Historically designated French Vernacular European Country home nestled amid spectacular private gardens. This unique property offers modern convenience and charming original details including high ceilings, fireplace and French Doors throughout. There is a view from every window and door of the expansive and exceptionally maintained gardens with fountains, seating areas [...]

- 3 beds
- 2 baths
- Single Family Residence
- Residential
- Active
- 2760 sq ft

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### **Basics**

**Bathrooms Full:** 2

**Category:** Residential

**Status:** Active

**Bathrooms:** 2 baths

**Year built:** 1915

**Lot Size Units:** Square Feet

**Type:** Single Family Residence

**Bedrooms:** 3 beds

**Area:** 2760 sq ft



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## Property Features

**Exterior Features:**

Awning(s),Fence,Lighting,Patio,Room For Pool,Shed

**Pool Features:** None**Parking Features:** Driveway**Architectural Style:** Detached,Two Story**Cooling:** Central Air,Ceiling Fan(s),Zoned**Flooring:** Marble,Wood**Heating Y/N:** 1**View:** Garden**Roof:** Other**Stories:** 2**Interior Features:** Bedroom on Main Level,Breakfast Area,Dining Area,Separate/Formal Dining Room,First Floor Entry,Upper Level Primary**Lot Features:** 1/4 to 1/2 Acre Lot**Appliances:** Some Gas Appliances,Dryer,Dishwasher,Disposal,Gas Range,Microwave,Refrigerator,Washer**Construction Materials:** Block**Cooling Y/N:** 1**Heating:** Central**Sewer:** Public Sewer**Patio and Porch Features:** Patio**Water Source:** Public

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## Property details

**Total Building Area:** 2769**Subdivision Name:** MAGNOLIA PARK 2ND AMD PL**Parcel Number:** 01-32-19-011-0210**Lot Size Area:** 12280**Direction Faces:** North**Lot Size Square Feet:** 12280**Possession:** Closing & Funding

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## Location Details

**County Or Parish:** Miami-Dade County**Zoning Description:** 3900

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## Fees & Taxes



**Tax Annual Amount:** 9686

**Tax Year:**  
2023

**Tax Legal Description:** MAGNOLIA PARK 2ND AMD PB 5-25 LOT 20 LOT SIZE  
IRREGULAR OR 21001-0978 01 2003 4

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## Miscellaneous

**Public Survey Township:** 1

**Public Survey  
Section:** 19

**Syndication Remarks:** Unique 3/2 with expansive gardens on large lot. Walk to Design District, Midtown, Wynwood, MiMo. East of US1 and just minutes from Miami Beach.

**Year Built  
Details:**  
Effective Year  
Built

**Virtual Tour URL:** [https://www.youtube.com/watch?v=PYSft13\\_tCM](https://www.youtube.com/watch?v=PYSft13_tCM)

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## Courtesy of

**Office Name:** Quadra Real Estate + Advisory, LLC

